



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA), the City of Livermore is the lead agency and has prepared a draft Initial Study/Mitigated Negative Declaration for the below-mentioned project. The purpose of this Notice of Intent (NOI) is to solicit comments on the environmental analysis contained in the draft Initial Study/Mitigated Negative Declaration.

Project Description

The draft Initial Study/Mitigated Negative Declaration has been prepared for the development of a 4,425-square-foot convenience store and adjoining 2,800-square-foot fast-food drive-through restaurant in a single 7,225-square foot building, a 4,600-square-foot retail building that may include a quick-serve single-lane drive-through, a 12-pump gas station, an enclosed automatic carwash, 60 parking spaces, landscaping and lighting, and associated improvements. The project will require annexation from Alameda County into the City of Livermore, pre-zoning for Highway Service Commercial (CHS), and an amendment to the Community Character Element of the Livermore General Plan specific to the project site to allow for building heights to project into the 1.58-degree view angle established for the I-580 Scenic Corridor Subarea 3, Subpart A where the project is located.

- Location: Between I-580 and Northfront Road, east of Laughlin Road, in unincorporated Alameda County and within the City of Livermore Urban Growth Boundary (Assessor Parcel Numbers 99B-5500-1-2; 99B-5500-2-3; and 99B-5500-5).
- Site Area: 2.52± acres
- Applicant: Ali Amidy
- Application Numbers: Annexation and Pre-Zoning (APZ) 17-001, General Plan Amendment (GPA) 20-002, Zoning Map Amendment (ZMA) 17-001, Site Plan Design Review (SPDR) 17-001; Conditional Use Permit (CUP) 20-005, and Variance (VAR) 18-002
- Zoning: Not zoned
- General Plan: Highway Commercial (HC)
- Historic Status: None
- CEQA: A Mitigated Negative Declaration under the provisions of the California Environmental Quality Act (CEQA) will be considered.
- Project Planner: Benjamin Murray, Principal Planner

There is a 30-day review period for the Initial Study/Mitigated Negative Declaration referenced above, beginning on Friday, June 19, 2020 and ending on Monday, July 20, 2020.

Please submit written comments to: City of Livermore
Planning Division
Attn: Benjamin Murray, Principal Planner
1052 South Livermore Avenue
Livermore, CA 94550-4899

Comments may also be submitted via email to bjmurray@cityoflivermore.net.

Copies of the Initial Study/Mitigated Negative Declaration are available for review online at: <http://www.cityoflivermore.net/citygov/cdd/planning/environ.htm>.

Dated: June 16, 2020

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